



Southdale Road, Ossett WF5 8AZ

welcome to

Southdale Road, Ossett

WOW WOW WOW Are the only three words to describe this truly luxurious four bedroom family home, hidden from plain site, but in a wonderful location in Ossett. Huge potential to develop further subject upon planning permission. Viewings are a must for this wonderful home.

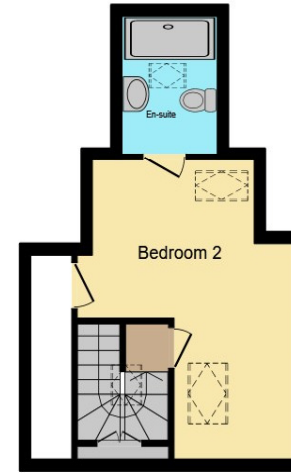




Ground Floor



First Floor



Second Floor

Entrance Hallway

27' 8" max x 8' max (8.43m max x 2.44m max)

Open Plan Kitchen/ Dining

30' 7" max x 14' 1" max (9.32m max x 4.29m max)

Living Room

22' max x 10' 1" max (6.71m max x 3.07m max)

Study

8' 7" max x 7' max (2.62m max x 2.13m max)

W.C.

Utility Room

5' 1" max x 6' max (1.55m max x 1.83m max)

First Floor Landing

Master Bedroom

22' 4" max x 11' 7" max (6.81m max x 3.53m max)

En Suite

Bedroom 3

11' 5" max x 11' max (3.48m max x 3.35m max)

En Suite

Bedroom 4

10' 8" max x 8' 9" max (3.25m max x 2.67m max)

En Suite

Second Floor Landing

Bedroom 2

14' 11" max x 17' 2" max (4.55m max x 5.23m max)

En Suite

Exterior

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Southdale Road, Ossett

- Four bedroom four bathrooms family home.
- Stylish and spacious.
- Generous private driveway.
- Stunning open plan dining kitchen with family room plus separate living room.
- Master bedroom with a four piece, luxurious ensuite.

Tenure: Freehold EPC Rating: D

£450,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WAK125037](https://www.williamhbrown.co.uk/Property/WAK125037)



Property Ref:
WAK125037 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01924 381381



Wakefield@williamhbrown.co.uk



2 Wood Street, WAKEFIELD, West Yorkshire,
WF1 2ED



williamhbrown.co.uk